

Narrative

General Information

County Name: **Johnson County**

Person Performing Ratio Study: **Jon Lawson**

Contact Information: **812-890-8323, jon.lawson@tylertech.com**

Vendor Name (If Applicable): **Tyler Technologies**

Additional Contacts (For purposes of the ratio study): **Mark Alexander and Bill Birkle**

Sales Window (e.g. 1/1/19 to 12/31/19): **1/1/19 to 12/31/19**

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Residential Improved- There was no grouping necessary.

Residential Vacant- Blue River, Clark, and Union townships were grouped together as these are more comparable in the current market. They share a similar economic factor due to being they are mostly rural with limited small towns, have very limited market action, and there is less development in these areas. For Franklin, Hensley, Needham, Nineveh, and Pleasant townships there was no grouping necessary.

Commercial & Industrial Improved & Vacant- Blue River, Clark, Hensley, Needham, Nineveh, and Union townships were grouped together when developing trend factors, since the construction types and sizes of these properties are very similar. In addition to that, these areas are incurring less development in regards to commercial and industrial properties. Franklin, Pleasant, and White River had enough market sales to stand on their own. We have adjusted building factors and land rates within commercial and industrial neighborhoods that bring us closer to a market value. There are very few commercial and industrial vacant land

	<p>WHITE RIVER TOWNSHIP</p>	<p>vacant value, those parcels are below.</p> <p>41-02-27-011-003.000-030</p> <p>41-02-27-024-011.000-025</p> <p>41-05-02-033-001.000-030</p> <p>41-05-10-012-003.000-025</p> <p>41-05-11-022-001.000-030</p> <p>Parcel 41-02-30-024-011.001-026 changed from commercial improved to commercial vacant creating \$303,100 in new commercial vacant value.</p> <p>Parcel 41-02-32-034-003.000-026 changed from exempt to commercial vacant creating \$41,200 in new commercial vacant value.</p> <p>Twelve parcels created a -12%, or \$848,400, decrease in White River. Five parcels changed from commercial vacant to commercial improved creating \$1,698,600 in lost commercial vacant value, those parcels are below.</p> <p>41-04-02-044-081.000-041</p> <p>41-04-11-044-013.000-038</p> <p>41-04-23-044-008.000-039</p> <p>41-04-24-022-011.000-040</p> <p>41-04-24-022-016.000-040</p> <p>Two parcels changed from commercial improved to commercial vacant creating \$100,500 in new commercial vacant value, those parcels are listed below.</p> <p>41-03-36-033-018.000-041</p> <p>41-03-36-034-003.000-041</p> <p>Two parcels changed from exempt to commercial vacant creating \$23,000 in new commercial vacant value, those are listed below.</p> <p>41-04-12-033-024.000-041</p> <p>41-04-12-033-025.000-041</p> <p>Two parcels had a change in use to primary land creating \$271,000 in added vacant value, those are listed below.</p> <p>41-03-26-012-111.000-038</p> <p>41-04-25-022-010.000-039</p> <p>Parcel 41-04-13-022-006.000-040 is a split creating \$202,000 in new commercial vacant value.</p>
<p>Industrial Improved</p>	<p>NEEDHAM TOWNSHIP</p> <p>PLEASANT TOWNSHIP</p>	<p>One parcels created a 15%, or \$14,591,000, increase in Needham. Parcel 41-07-18-044-015.001-018 has large new construction creating \$12,773,000 in new industrial improved value.</p> <p>Ten parcels created a 23%, or \$85,562,900, increase in Pleasant. Four parcels are new splits creating \$46,268,500 in new industrial improved value, those parcels are below.</p> <p>41-05-02-032-001.000-030</p> <p>41-05-02-033-002.000-030</p> <p>41-05-26-011-002.000-056</p> <p>41-05-26-012-009.000-056</p> <p>Two parcels changed from ag vacant to industrial improved creating \$7,004,000 in new industrial improved value, those are listed below.</p> <p>41-02-34-014-003.002-030</p>

		<p>41-02-35-022-009.000-030</p> <p>Parcel 41-02-34-044-005.000-030 changed from industrial vacant to industrial improved creating \$681,300 in new industrial improved value.</p> <p>Three parcels have large new construction creating \$15,611,100 in new industrial improved value, those parcels are listed below.</p> <p>41-02-26-033-004.000-030</p> <p>41-02-34-012-004.000-030</p> <p>41-05-03-011-002.000-030</p>
	UNION TOWNSHIP	<p>Two parcels created a 28%, or \$796,600, increase in Union.</p> <p>Parcel 41-09-02-042-008.000-035 changed from industrial vacant to industrial improved creating \$424,300 in new industrial improved value.</p> <p>Parcel 41-09-02-041-007.000-035 changed from commercial vacant to industrial improved creating \$334,400 in new industrial improved value.</p>
Industrial Vacant	<p>FRANKLIN TOWNSHIP</p> <p>PLEASANT TOWNSHIP</p> <p>UNION TOWNSHIP</p>	<p>One parcels created a -26%, or \$289,100, decrease in Franklin.</p> <p>Parcel 41-08-02-043-005.000-009 changed from industrial vacant to industrial improved creating \$217,400 in lost industrial vacant value.</p> <p>One parcels created a 29%, or \$632,300, increase in Pleasant.</p> <p>Parcel 41-02-34-041-004.000-030 had a change in use to primary land creating \$553,900 in added vacant value.</p> <p>One parcels created a -18%, or \$52,600, decrease in Union.</p> <p>Parcel 41-09-02-042-008.000-035 changed from industrial vacant to industrial improved creating \$70,200 in lost industrial vacant value.</p>
Residential Improved	<p>PLEASANT TOWNSHIP</p> <p>UNION TOWNSHIP</p>	<p>345 parcels created a 7%, or \$178,151,600, increase in Pleasant.</p> <p>63 parcels are new splits creating \$10,358,700 in new residential improved value.</p> <p>282 parcels changed from residential vacant to residential improved creating \$67,312,300 in new residential value.</p> <p>Six parcels created a 10%, or \$12,918,600, increase in Union.</p> <p>Six parcels are new splits creating \$1,504,200 in new residential improved value, those parcels are listed below.</p> <p>41-09-01-041-008.000-036</p> <p>41-09-01-041-014.000-036</p> <p>41-09-01-041-017.000-036</p> <p>41-09-01-041-024.000-036</p> <p>41-09-01-044-002.000-036</p> <p>41-09-25-022-003.005-036</p>
Residential Vacant	<p>NEEDHAM TOWNSHIP</p> <p>UNION TOWNSHIP</p>	<p>77 parcels created a 38%, or \$1,053,300, increase in Needham.</p> <p>77 parcels are new splits creating \$1,134,700 in new residential vacant value.</p> <p>Fifteen parcels created a 33%, or \$516,200, increase in Union.</p> <p>Three parcels changed from residential improved to residential vacant creating \$158,200 in new vacant value, those parcels are listed below.</p> <p>41-09-25-032-005.000-036</p>

	<p>WHITE RIVER TOWNSHIP</p>	<table border="1"> <tr><td>41-09-30-044-002.000-036</td></tr> <tr><td>41-09-33-044-013.000-034</td></tr> </table> <p>Three parcels had the developers discount removed creating \$114,200 in added vacant value, those parcels are listed below.</p> <table border="1"> <tr><td>41-09-01-041-025.000-036</td></tr> <tr><td>41-09-01-041-026.000-036</td></tr> <tr><td>41-09-01-041-028.000-036</td></tr> </table> <p>Nine parcels increased due to being in the cyclical review and a land rate change. These accounts for \$129,600 in added vacant value, those parcels are listed below.</p> <table border="1"> <tr><td>41-09-01-032-026.000-036</td></tr> <tr><td>41-09-07-032-003.000-036</td></tr> <tr><td>41-09-08-024-017.000-036</td></tr> <tr><td>41-09-19-022-005.000-036</td></tr> <tr><td>41-09-19-022-006.000-036</td></tr> <tr><td>41-09-22-043-005.000-036</td></tr> <tr><td>41-09-22-043-006.000-036</td></tr> <tr><td>41-09-23-033-024.000-036</td></tr> <tr><td>41-09-23-033-029.000-036</td></tr> </table> <p>157 parcels created a 16%, or \$1,919,700, increase in White River. 157 parcels are new splits creating \$2,153,000 in new residential vacant value.</p>	41-09-30-044-002.000-036	41-09-33-044-013.000-034	41-09-01-041-025.000-036	41-09-01-041-026.000-036	41-09-01-041-028.000-036	41-09-01-032-026.000-036	41-09-07-032-003.000-036	41-09-08-024-017.000-036	41-09-19-022-005.000-036	41-09-19-022-006.000-036	41-09-22-043-005.000-036	41-09-22-043-006.000-036	41-09-23-033-024.000-036	41-09-23-033-029.000-036
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41-09-23-033-029.000-036																

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

We reviewed within the townships of Franklin Township, Needham Township, Pleasant Township, and Union Township. To complete the 25% for commercial and industrial we also reviewed neighborhoods within Clark Township and White River Township. All of which you will see reflected in the workbook.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

We plan to complete the land order in Phase 4 of the reassessment. However, we do continuously review land rates and neighborhood delineation every year as well as vacant land sales.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be

standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

Overall we noticed an increase in assessed value and market activity within Johnson County. This coincides with an increased amount of new construction. A real broad overview of the increased amount of new construction can be summarized by stating that there was just over 700 new parcels, just over 700 parcels changed from vacant to improved, and just over \$58 million in commercial / industrial new construction. There were several neighborhoods being developed, which resulted in a lot of developer discount being removed as the lots sold. This was most specifically the scenario in Franklin and Pleasant Townships where almost all the vacant land sales this year were related to new development, and this is reflected in the unusually low coefficient of dispersion. For all properties, both outside and within our review areas, we applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that didn't have a fair representation of sales were combined with an adjoining area of similar economic factors so that we could draw a more definitive representation of the market.